

STAFFORD COUNTY SCHOOL BOARD

Agenda Consideration

TOPIC: Construction Change Order:
Technical Review Committee
(TRC) Changes - DSMS

ITEM NO.: 10.E.

PREPARED BY: Rob Adams
Assistant Director
Planning & Construction

MEETING: August 22, 2006
ACTION DATE: September 12, 2006
INFORMATION ONLY: N/A

Scott Horan,
Executive Director
Planning & Construction

Andre' A. Nougaret,
Interim Superintendent

ACTION REQUESTED BY THE SUPERINTENDENT: That the School Board approve the award of a change order in the amount of \$TBD to SK Constructors of Annapolis Junction, Maryland to implement Stafford County technical review committee changes to the bid documents.

1. Dixon-Smith Middle School (DSMS) construction project is a traditional design, bid, build procurement effort using the Moseley Architects Stafford County prototypical middle school design. The construction contract was awarded to SK Constructors of Annapolis Junction, Maryland. Award contract cost is \$25.09M. Contract substantial completion date is July 18, 2006. However, the contractor is currently several weeks behind schedule. Contractor has revised his scheduled, increased workforce and, in some areas, increased work hours on site. Staff is working with the contractor in obtaining the necessary occupancy permits to facilitate the School Division with opening the school on September 5, 2006. Staff plans to address the potential assessment of liquidated damages with our architect and the contractor once the project substantial completion is obtained.

2. Key Project Data:

▪ Award cost:	\$25.09M
▪ Approved Change Orders:	\$.24M
▪ Current cost:	\$25.33M
▪ Cost Growth:	.9%
▪ Schedule Growth	4 Days

3. Due to the aggressive construction schedule associated with DSMS and the need to stay on the planned bidding schedule, staff found it necessary to bid the project prior to the final Stafford County Technical Review Committee (TRC) approval. Design changes requested by the County and VDOT, as a part of the TRC review process, were then made part of the project documents after the bid.

4. SK Constructors will provide a cost proposal for the changes to the bid documents by late August 2006. Staff will review the changes with the architect, negotiate with the contractor if required, and then make a final recommendation. The changes include the following:

- a. Additional site grading
- b. Additional exterior lighting
- c. Additional turn lane paving
- d. Additional storm water retention

5. We estimate the change order proposal to be \$115K. Staff has set aside this amount in the project contingency anticipating the receipt of this change order.

6. If approved by the School Board at the September 12, 2006 meeting, staff will execute the change order immediately.

SCHOOL BOARD GOAL: #5 – Provide facilities that promote student learning and and community support.

#7 – Provide school environments where teachers are safe to teach and students are safe to learn.

FUNDING SOURCE: VPSA - DSMS

AUTHORIZATION REFERENCE:
February 2006

Stafford County School Board Policy 4-12
Stafford County School Board Policy 4-29